001.A	0001	0030.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	819,700	/	819,700
USE VALUE:	819,700	/	819,700
ASSESSED:	819,700	/	819,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	LEMP MICHELLE
Owner 2:	
Owner 3:	
Street 1:	30 MAGNOLIA ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MATTEOSIAN GREGORY/DAVID -
Owner 2:	-
Street 1:	30 MAGNOLIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Aluminum Exterior and 1886 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	819,700			819,700
Total Card	0.000	819,700			819,700
Total Parcel	0.000	819,700			819,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.62 | /Parcel: 434.62

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	280036
GIS Ref	
GIS Ref	
Insp Date	05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 001.A-0001-0030.2

!15325!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	819,700	0	.		819,700		Year end	12/23/2021
2021	102	FV	796,400	0	.		796,400		Year End Roll	12/10/2020
2020	102	FV	784,700	0	.		784,700	784,700	Year End Roll	12/18/2019
2019	102	FV	678,700	0	.		678,700	678,700	Year End Roll	1/3/2019
2018	102	FV	601,700	0	.		601,700	601,700	Year End Roll	12/20/2017
2017	102	FV	549,600	0	.		549,600	549,600	Year End Roll	1/3/2017
2016	102	FV	599,700	0	.		599,700	599,700	Year End	1/4/2016
2015	102	FV	546,200	0	.		546,200	546,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:34:03

LAST REV

Date	Time
03/20/19	09:04:55
danam	

USER DEFINED

Prior Id # 1:	304
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15325

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTEOSIAN GREG	46933-381		2/6/2006		535,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1819	Wood Dec	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
3/13/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7829													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	59.500000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.20673382
Const Adj.:	0.99989998
Adj $ / SQ:	368.017
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	918942
Depreciation:	99246
Depreciated Total:	819696

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
90	001.0-0001-0030.2		5/15/1998	264,000
89	001.0-0001-0030.2		9/17/1998	105,711
84	001.0-0001-0030.2		7/30/1998	260,000
82	001.0-0001-0030.2		2/20/1998	263,575

WtAv$/SQ:		AvRate:	86.25	Ind.Val	195910.8087

Juris. Factor:	1.00	Before Depr:	423.22
Special Features:	0	Val/Su Net:	434.62
Final Total:	819700	Val/Su SzAd	434.62

SKETCH

UnSketched SubAreas:
GLA: 1886,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,886	368.020	694,080

Net Sketched Area:	1,886			Total:	694,080
Size Ad	1886	Gross Area	1886	FinArea	1886

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.A-0001-0030.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc